

IN RE: PETITION FOR SPECIAL HEARING
SPECIAL EXCEPTION & VARIANCE
76/5 Liberty Road, 30 ft. S.E.
of 1/4 of Old Court Road
5535 Liberty Road
1st Election District
1st Councilmanic District
Exxon Company, U.S.A.
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE 89-512-SPHXA

ORDER OF DISMISSAL

The Petitioner herein requested a Petition for a Zoning Variance from Section 232.3.b to allow a commercial building abutting a residence zone with a rear yard setback of 1 ft. in lieu of the required 30 ft.; Section 413.2.f to allow 5 business signs with a total area of 314.04 sq. ft. in lieu of 3 signs with a total area of 100 sq. ft. as permitted; a Special Exception from Section 405.4.D.4 and D.8 for approval of a food store with less than 5,000 sq. ft. and a car wash as uses in combination with a service station and a Special Hearing to amend a site plan previously approved in case #83-34X.

WHEREAS, the Petitioner requested a postponement of the original scheduled hearing dated June 15, 1989; and,

WHEREAS, THE Petitioner has not requested the matter to be reset since that time. Therefore, due to lack of prosecution of the matter, the case is dismissed without prejudice.

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore County, this 12th day of August, 1990 that the Petitions for Special Hearing, Special Exception and Zoning Variance, in the above captioned matter, be and the same is hereby DISMISSED without prejudice.

J. Robert Haines
ZONING COMMISSIONER OF
BALTIMORE COUNTY

JRH:mmm
cc: Peoples Counsel

ORDER RECEIVED FOR FILING
Date 11/20/90
By Th. H. H. H.

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-512-SPHXA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 232.3.b to allow a commercial building abutting a residence zone with a rear yard setback of 1 ft. in lieu of the required 30 ft.; and Section 413.2.f to allow 5 business signs with a total area of 314.04 square feet in lieu of 3 signs with a total area of 100 square feet as permitted.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)
1. Without the variances it would be extremely difficult to effectively advertise the products and services available.
2. The sign variance is necessary to comply with State and Federal laws governing pricing and advertising.
3. The rear yard variance is necessary due to irregular shape and dimensions of the property.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Legal Owner(s): _____
Exxon Company, U.S.A.
(Type or Print Name)
By: *Kyle Sharp*
Signature _____
Project Engineer
(Type or Print Name)
Signature _____

Attorney for Petitioner:
F. Vernon Booser/Anthony J. DiPaula 11350 McCormick Rd. 785-6634
(Type or Print Name)
Address
Hunt Valley, MD 21031
City and State
Signature _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
F. Vernon Booser
614 Bosley Ave.
Towson, MD 21204
City and State
Name
614 Bosley Ave. 828-9441
Towson, MD 21204
City and State
Attorney's Telephone No.: 828-9441

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of August, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 15th day of June, 1989, at 7:30 o'clock
P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

(over)

PETITION FOR SPECIAL EXCEPTION
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-512-SPHXA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a food store with less than 5,000 square feet and a car wash as uses in combination with a service station
(Section 405.4.D.4 and D.8).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Legal Owner(s): _____
Exxon Company, U.S.A.
(Type or Print Name)
By: *Kyle Sharp*
Signature _____
Project Engineer
(Type or Print Name)
Signature _____

Attorney for Petitioner:
F. Vernon Booser/Anthony J. DiPaula 11350 McCormick Rd. 785-6634
(Type or Print Name)
Address
Hunt Valley, MD 21031
City and State
Signature _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
F. Vernon Booser
614 Bosley Ave.
Towson, MD 21204
City and State
Name
614 Bosley Ave. 828-9441
Towson, MD 21204
City and State
Attorney's Telephone No.: 828-9441

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of April, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 15th day of June, 1989, at 7:30 o'clock
P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

(over)

PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-512-SPHXA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve to amend the site plan previously approved in case #83-34X

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Legal Owner(s): _____
Exxon Company, U.S.A.
(Type or Print Name)
By: *Kyle Sharp*
Signature _____
Project Engineer
(Type or Print Name)
Signature _____

Attorney for Petitioner:
F. Vernon Booser/Anthony J. DiPaula 11350 McCormick Rd. 785-6634
(Type or Print Name)
Address
Hunt Valley, MD 21031
City and State
Signature _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
F. Vernon Booser
614 Bosley Ave.
Towson, MD 21204
City and State
Name
614 Bosley Ave. 828-9441
Towson, MD 21204
City and State
Attorney's Telephone No.: 828-9441

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of April, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 15th day of June, 1989, at 7:30 o'clock
P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

(over)

BEGINNING on the East side of Liberty Road at its intersection with Old Court Road and thence binding on the southeast side of Old Court Road, (1) North 19° 28' 00" West 35.38', (2) by a curve to the left in a northeasterly direction of radius 1060.66 feet an arc distance of 141.37 feet thence on the outlines of the property of Exxon Corporation, (3) South 57° 50' 14" East 183.24 feet, (4) South 25° 51' 24" West 150.00 feet to the East side of Liberty Road, thence along the East side of Liberty Road, (5) North 64° 08' 36" West 73.17 feet, (6) North 25° 51' 24" East 5.00 feet, (7) North 64° 08' 36" West 102.36 feet to the point of beginning.



February 9, 1989

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

August 6, 1990

Dennis F. Rasmussen
County Executive

Anthony J. DiPaula, Esquire
Covahay and Booser
614 Bosley Avenue
Towson, Maryland, 21204

RE: Petitions for Special Hearing, Special Exception and Zoning Variance
Exxon Company, U.S.A., Petitioner
Case 89-512-SPHXA

Dear Mr. DiPaula:

Attached hereto is an Order of Dismissal regarding the above captioned matter.

Very truly yours,

J. Robert Haines
Zoning Commissioner

JRH:mmm
att.
cc: Peoples Counsel

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

May 7, 1990



Anthony J. DiPaula, Esq.
Covahay and Booser, P.A.
614 Bosley Avenue
Towson, Maryland 21204

Re: Case Numbers: 89-494-XA and 89-512-SPHXA
Petitioner: Exxon Company

Dear Mr. DiPaula:

Attached please find a copy of your correspondence to this office dated January 29, 1990.

Please advise whether or not you are in receipt of the necessary information required for this matter to go forward. Additionally, please advise the approximate date you will be able to file the amended plans mentioned in your letter of January 29th.

Your anticipated cooperation is appreciated.

Very truly yours,

G. G. Stephens
(301) 887-3391

GGS

COVAHEY & BOOZER, P.A.

ATTORNEYS AT LAW
814 BOSLEY AVENUE
TOWSON, MARYLAND 21204
AREA CODE 301
828-8441

EDWARD C. COVAHEY, JR.
F. VERNON BOOZER
MARK S. DEWAN
ANTHONY J. DIPAULA
THOMAS R. SPANE

January 25, 1990

RECEIVED
JAN 30 1990
ZONING OFFICE

J. Robert Haines
Zoning Commissioner
for Baltimore County
Office of Planning & Zoning
111 W. Chesapeake Avenue
County Office Building
Towson, Maryland 21204

RE: EXXON COMPANY
PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
CASE NOS.: 89-494-XA AND 89-512-SPHYA

Dear Mr. Haines:

Thank you for your letter of January 22, 1990 with respect to the above cases. Upon receipt of same, I immediately checked with the site engineering firm handling these locations, Frederick Ward Associates, to obtain a status report. Both locations are proceeding through the CRG process at this time. Initial comments have been received and incorporated into the respective Plans, with follow-up comments due shortly. The fact that six (6) months have passed since the initial request to place these cases on the postponement docket says something about the CRG process in Baltimore County.

If possible, the Petitioner would request an additional sixty (60) day period on the postponement docket, and the conclusion of which a hearing can then be scheduled. Because I anticipate having to file amended Site Plans in each case, the sixty (60) day period would allow sufficient time to obtain the remainder of the comments, incorporate those comments into the existing Site Plan, and for the filing of amended Plans with your office in sufficient time prior to any scheduled hearing.

J. Robert Haines
January 29, 1990
Page 2

Thank you for your consideration.

Very truly yours,
Anthony J. DiPaula
Anthony J. DiPaula

AJD/cab
29 cb.6

cc: David S. Wang
Frederick Ward Associates, Inc.

Kyle Sharp, Project Engineer
Exxon Company, U.S.A.

Bill Griffin, Project Engineer
Exxon Company, U.S.A.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

January 22, 1990



Dennis F. Rasmussen
County Executive

Anthony J. DiPaula, Esquire
Covahey and Boozer
614 Bosley Avenue
Towson, Maryland 21204

RE: Exxon Company
Petitions for Special Hearing, Exception & Variance
Case No. 89-512-SPHYA

Dear Mr. DiPaula:

The above captioned case has remained on the postponement docket for more than six months. It is my intention to dismiss this case, without prejudice, after February 1, 1990 if I do not hear from you as to a possible disposition of the matter.

Very truly yours,
J. Robert Haines
J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:mmm

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Al Mirth - SWM
Bob Bowling - Dev. Eng. (3)
Frank Fisher - Current Planning
Rahim Famili - Traffic Engineering
Rocky Rowell - DEPRM
Larry Pilsen - DEPRM
Dave Flowers - DEPRM
Carl Richards - Zoning
Capt. Kelly - Fire Department
Pat Kinner - Rec. & Parks
Chuck Weiss - Sanitation
Larry Brocato - SHA

FROM: Susan Wimbley
Bureau of Public Services

SUBJECT: EXXON FUEL STATION
8538 Liberty Road
2 C 2
W-89-109
Fred Ward
838-7900

To John L.
10/11/89 ucc

The subject property was granted a waiver of CRG meeting by the Office of Planning & Zoning. However, CRG approval signatures must be obtained.

Please review the attached plan for concurrence with current development regulations and give us your approval or comments by October 20, 1989. Nonresponsiveness by the aforementioned date is considered to be concurrence by your office of the plan.

SW:hje
Attachment
cc: File

4. Parking and Stacking (S.409, B.C.A.R.): Two-way access and parking aisles must be dimensioned to be unobstructed by stacking and parking and must be a minimum of 20 and 22 feet, respectively. Parking spaces must be dimensioned at 10 feet from street right-of-way; spaces #1, 2 and 3 are blocked by stacking which is not permitted; all stacking spaces must be dimensioned to be 20 feet in length, not 18 as shown; and all parallel parking spaces must be dimensioned 21 feet in length.

Compliance with these comments must be shown on the plan or public hearings will be required.

John L. Lewis
JOHN L. LEWIS
PLANNING & ZONING ASSOCIATE III

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

June 6, 1989



Dennis F. Rasmussen
County Executive

Anthony J. DiPaula, Esq.
Covahey & Boozer, P.A.
614 Bosley Avenue
Towson, Maryland 21204

Re: 89-512-SPHYA
Petitions for Special Hearing, Special Exception & Zoning Variance

Dear Mr. DiPaula:

This to confirm postponement of the above captioned hearing, which was scheduled to go forward on June 15, 1989 at 9:30 a.m.

Please be advised that although the matter will not go forward on June 15, 1989, advertising and posting fees have been incurred and same must be paid.

Therefore, please expect billing for these costs to be mailed to you in the near future. Upon receipt of same, please forward your check via return mail.

Thank you for your kind cooperation.

Very truly yours,

G. G. Stephens
G. G. Stephens
Hearing Desk
887-3391

GGS:mf

COVAHEY & BOOZER, P.A.

ATTORNEYS AT LAW
814 BOSLEY AVENUE
TOWSON, MARYLAND 21204
AREA CODE 301
828-8441

EDWARD C. COVAHEY, JR.
F. VERNON BOOZER
MARK S. DEWAN
ANTHONY J. DIPAULA

May 30, 1989

DEPUTY TO:
ANNE'S OFFICE
SUITE 101
808 BALTIMORE AVE.
TOWSON, MD 21204
AREA CODE 301
828-8525

HAND DELIVERY

J. Robert Haines
Zoning Commissioner
for Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION AND ZONING VARIANCE
OLD COURT AND LIBERTY ROAD
HEARING DATE: JUNE 15, 1989 @ 9:30 A.M.
CASE NO.: 89-512-SPHYA

Dear Mr. Haines:

On behalf of the petitioner, it is respectfully requested that the hearing presently scheduled in this matter as referenced above be continued to a later date until the petitioner obtains an approved CRG Plan. As was the practice in the past, petitioner fully expected the CRG requirements to be waived in light of the public hearing that would be held by you or the Deputy Commissioner, however such waivers are no longer being granted. It would seem the more prudent course to let this matter pass through CRG review and approval prior to any hearing on the Zoning Petitions, and if any changes to the Plan are required by CRG, those changes can be incorporated into the Zoning Site Plan before any public hearing is held.

J. Robert Haines
May 30, 1989
Page 2

Thank you for your cooperation. Upon receipt of the statement for advertising costs, same will be promptly paid. Also, upon receipt of CRG approval, we will promptly notify your office to request that the matter be rescheduled at your earliest convenience.

Very truly yours,
Anthony J. DiPaula
Anthony J. DiPaula

AJD/cab
30 cb.6

Enclosure
cc: Kyle G. Sharp,
Project Engineer
David Wang

TAKE A MOVE TO LIBERTY WEST APARTS
 A new 12 unit apartment building with 12 one and two bedroom apartments.
ASK FOR OUR SPECIAL
Liberty West Apartments
 FIND THE YEARS WORTH IT

CLASSIFIED INFORMATION
 CALL 253-3800

LEGAL NOTICE
 NOTICE OF SPECIAL HEARING
 NOTICE OF SPECIAL HEARING
 NOTICE OF SPECIAL HEARING

Publication appearing on the _____ day of _____, 19____.

THE NORTHWEST STAR

Manager Jm Cule

Cost of Advertisement \$ 25.00

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 30 1989

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md. once in each week, the first publication appearing on May 25, 1989.

THE JEFFERSONIAN,
 S. Zeke Orleans
 Publisher

PO 12555
 reg H28976
 ca 89-512-SPHX
 price \$ 49.25

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 1st Date of Posting May 24, 1989

Posted for Special Hearing, Special Exception, and Zoning Variance

Petitioner: Exxon Company, U.S.A.

Location of property: N/S of Liberty Road, 30 ft. SE of c/l of Old Court Road

Location of Sign: N.E. Corner of Liberty Road and Old Court Road.

Remarks: S. J. Booser Date of return: May 26, 1989

Number of Signs: 3

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 494-3533

J. Robert Haines
 Zoning Commissioner

Date: 6/9/89

ATTN: KYLE SHARP

Re: Petitions for Special Hearing, Special Exception & Zoning Variance
 CASE NUMBER: 89-512-SPHX
 N/S of Liberty Road, 30 ft. SE of c/l of Old Court
 8535 Liberty Road
 1st Election District - 1st Councilmember
 Petitioner(s): Exxon Company, U.S.A.
 HEARING SCHEDULED: THURSDAY, JUNE 15, 1989 at 9:30 a.m.

Commissioner: Y 119.45

Please be advised that Y 119.45 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE-REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE 6/16/89 ACCOUNT P-01-615-000

AMOUNT \$ 119.45

RECEIVED FOR P.A. - 4/15/89 HEARING - 89-512-SPHX inc

VALIDATION OR SIGNATURE OF CASHIER
 JRH:gs
 cc: F. Vernon Booser/Anthony J. DiPaula
 File

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 494-3533

J. Robert Haines
 Zoning Commissioner

May 12, 1989

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Special Hearing, Special Exception & Zoning Variance
 CASE NUMBER: 89-512-SPHX
 N/S of Liberty Road, 30 ft. SE of c/l of Old Court
 8535 Liberty Road
 1st Election District - 1st Councilmember
 Petitioner(s): Exxon Company, U.S.A.
 HEARING SCHEDULED: THURSDAY, JUNE 15, 1989 at 9:30 a.m.

Special Hearings: To amend the site plan previously approved in case number 83-34-X. Special Exceptions: A food store with less than 5,000 sq. ft. and a car wash as uses in combination with a residential use.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
 Zoning Commissioner of
 Baltimore County
 cc: Exxon Company, U.S.A.
 F. Vernon Booser/Anthony J. DiPaula
 File

89-512-SPHX

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your petition has been received and accepted for filing this 17th day of April, 1989.

J. Robert Haines
 ZONING COMMISSIONER

Petitioner: Exxon Company, et al Received by: James E. Dyer
 Chairman, Zoning Plans
 Attorney: P. Vernon Booser, Esquire Advisory Committee

Maryland Department of Transportation
 State Highway Administration

Richard H. Trainor
 Secretary
 Hal Kasoff
 Administrator

May 15, 1989

Re: Baltimore County
 Exxon Company, U.S.A.
 Zoning Meeting of 4-11-89
 N/S Liberty Road (MD 26)
 at Old Court Road
 (Item #411)

Attn: Mr. James Dyer

Dear Mr. Haines:

After reviewing the submittal for a special exception for a food store with less than 5,000 square feet and a car wash as use in combination with a service station, we have the following comment.

The plan must be revised to show a future 80' right of way on Liberty Road.

It is requested this revision be made prior to a hearing date being set.

If you have any questions, please contact Larry Brocato at 333-1350.

Very truly yours,
 Creston J. Mills, Jr., Chief
 Bureau of Engineering
 Access Permits

LB:man
 cc: Frederick Ward Assoc., Inc.
 Mr. J. Ogil

RECEIVED
 MAY 18 1989
 ZONING OFFICE

My telephone number is (301) 333-1350
 Teletypewriter for Impaired Hearing or Speech
 303-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
 707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County
 Department of Public Works
 Bureau of Traffic Engineering
 Courts Building, Suite 406
 Towson, Maryland 21204
 (301) 887-3554

April 21, 1989

Mr. J. Robert Haines
 Zoning Commissioner
 County Office Building
 Towson, MD 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 399, 400, 401, 402, 403, 404, 405, 406, 408, 409, 410, 411, 412 and 413.

Very truly yours,
 Michael S. Flanigan
 Traffic Engineer Assoc. II

MSF/lab

RECEIVED
 APR 22 1989
 ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 31, 1989

County Office Bldg.
 111 W. Chesapeake Ave.
 Towson, Maryland 21204

F. Vernon Booser, Esquire
 614 Bosley Avenue
 Towson, MD 21204

RE: Item No. 411, Case No. 89-512-SPHX
 Petitioner: Exxon Company, et al
 Petition for Zoning Variance and
 Special Exception and Special Hearing

Dear Mr. Booser:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-1391.

Very truly yours,
 James E. Dyer
 JAMES E. DYER
 Chairman
 Zoning Plans Advisory Committee

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
 PROTECTION AND RESOURCE MANAGEMENT

4/20/89
 Date

Zoning Commissioner
 Office of Planning and Zoning
 County Office Building
 Towson, Maryland 21204

Zoning Item # 411 Zoning Advisory Committee Meeting of April 11, 1989

Property Owner: Exxon Company, U.S.A.

Location: N/S Liberty Rd, 30 ft SE of c/l of Old Court Rd District: 2

Water Supply: metro Sewage Disposal: metro

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of Quality Management is required for such items as spray painting processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any charcoal generation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the owner must provide for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and waste.
- () Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos at 887-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- () Soil percolation tests, have been _____, must be _____, conducted.
- () The results are valid until _____.
- () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () shall be valid until _____.
- () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3989.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- () Others _____

RECEIVED
 APR 22 1989
 BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

Baltimore County
Fire Department
Towson, Maryland 21204-2535
494-4500

Paul H. Reincke
Chief

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204



Dennis F. Rasmussen
County Executive

Re: Property Owner: Exxon Co., USA

Location: NE/S of Liberty Rd., 30' SE the centerline of Old Court

Item No.: 411

Zoning Agenda: 4/11/89

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle lead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

(X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1988 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Cap. Jeff Kelly* 4-14-89
Planning Group
Special Inspection Division

Noted and

Approved: *Cap. Wm. Brady*

Fire Prevention Bureau

*All self-service stations shall have 1 attendant on duty while the station is open to the public. The attendant's primary function shall be to supervise, observe, and control the dispensing of Class I liquids while actually being dispensed. NFPA 30, 1987 ed., sec 7-8.4.3 and sec 7-8.4.4.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee

Date: May 19, 1989

FROM: Robert W. Bowling, P.E.

SUBJECT: Item #411

PROPERTY OWNER: Exxon Company, U.S.A.

LOCATION: NE/S of Liberty Road, 30' SE the centerline of Old Court

DISTRICT: 2nd Election District

The Plan for the subject zoning site has been reviewed by the Developers Engineering Division and our comments are as follows:

GENERAL COMMENTS:

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the Standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his subdivision. Occupancy Permits will be withheld until such damages have been corrected.

The Developer's Engineer shall investigate the need and obtain the necessary permits for the facilities serving this site that may require a "Corps of Engineer's Permit", a "Water Resources Permit", a "Water Quality Certification", and any other Federal or State Permits. These facilities cannot be sent to contract until such permits have been received.

HIGHWAY COMMENTS:

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plans and for all costs of acquisition and/or abandonment of these rights-of-way.

The entrance locations are subject to approval by the Bureau of Traffic Engineering.

Prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services (887-3321 for commercial or 887-3363 for residential).

CPS-008

Exxon
8538 Liberty Road
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HIGHWAY COMMENTS: (Con't)

In accordance with Bill No. 32-72, street lights are required in all subdivisions. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.

Ramps shall be provided for physically handicapped persons at all street intersections.

STORM DRAINS AND SEDIMENT CONTROL COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1" = 200', including all facilities and drainage areas involved, shall be shown on a plan and submitted to Baltimore County for review.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

In accordance with Baltimore County Council Grading, Sediment Control and Forest Management Ordinance (Bill No. 33-88), a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

Exxon
8538 Liberty Road
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WATER AND SANITARY SEWER COMMENTS:

Permission to obtain a metered connection from the existing main may be obtained from the Department of Permits and Licenses.

The Developer is responsible for the cost of capping or plugging any existing house connection not used to serve the proposed site.

The Developer will be given credit for one System Connection Charge for each existing house which is now connected into the public services.

Permission to connect to, or (to connect additional sanitary fixtures to) the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

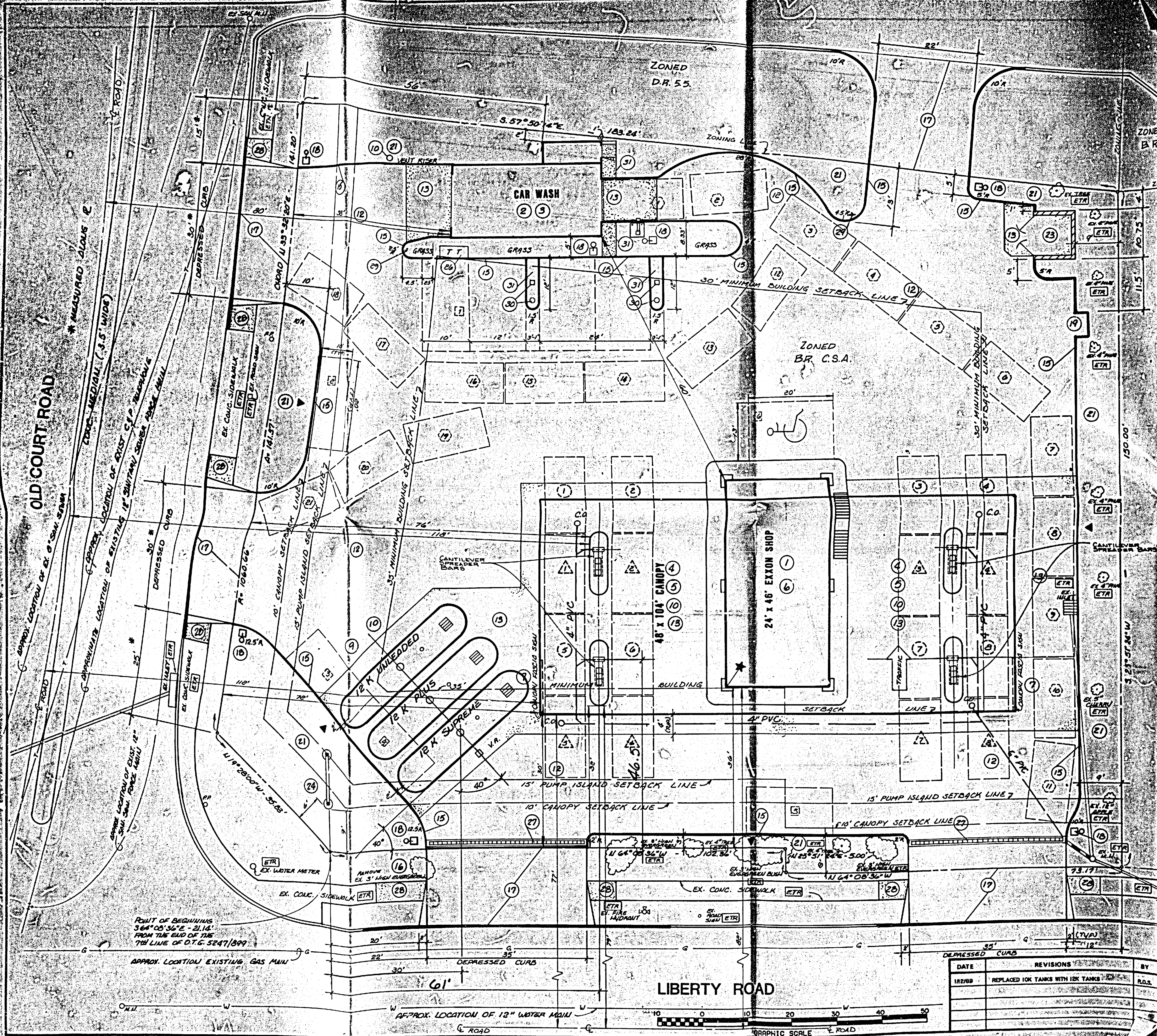
Robert W. Bowling, P.E., Chief

Developers Engineering Division

RWB:pab

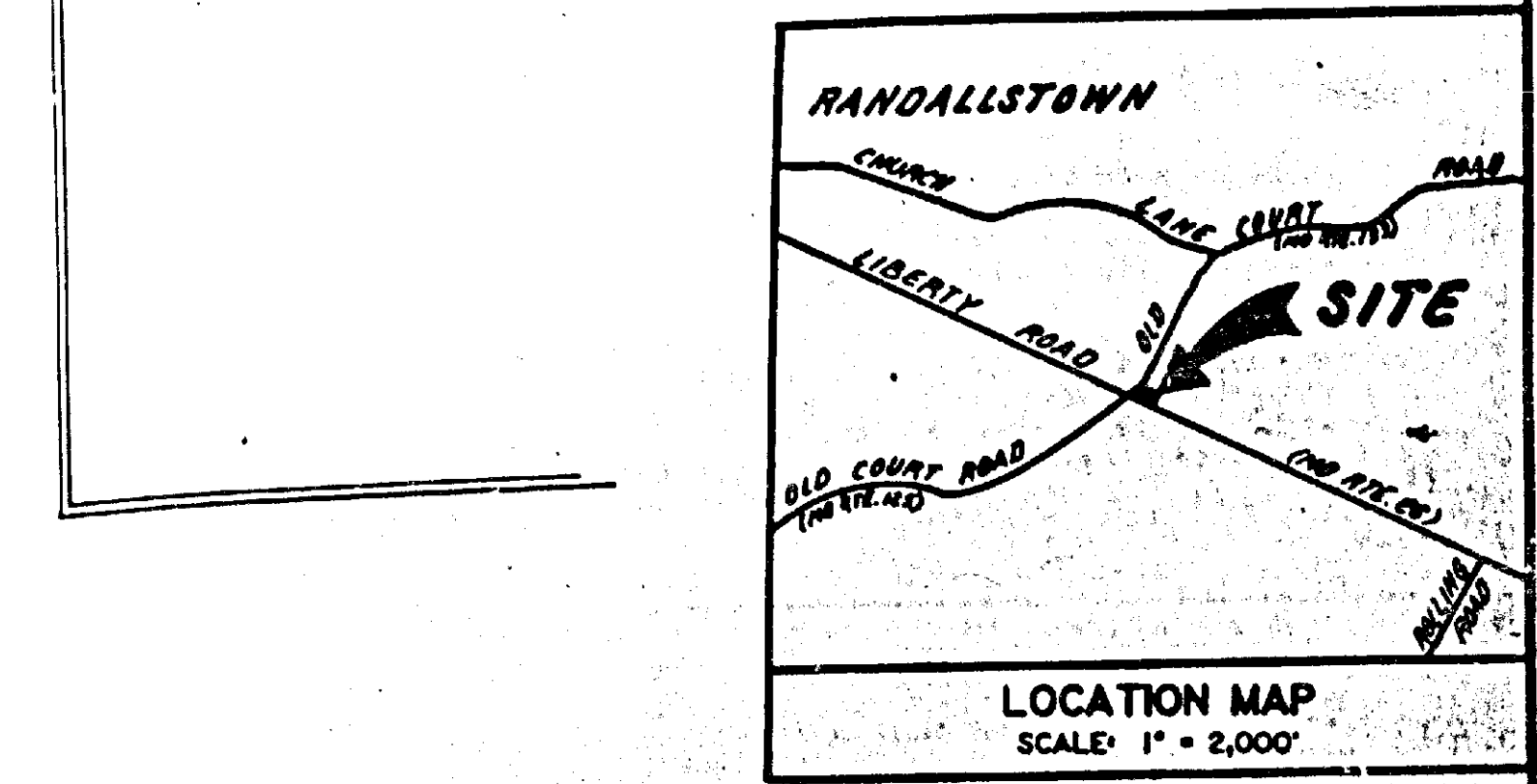
cc: File

EXXONLIB/TXTCOMM2



- ### GENERAL NOTES
- B.S. = BUILDING SUPPLIER
 - E.C. = EXISTING CONSTRUCTION
 - E. = EXISTING
 - O. = OTHER
 - ★ = BUILDING ORIENTATION POINT
 - = EXISTING CONTOUR
 - - - - = PROPOSED CONTOUR
 - 25.0 = NEW GRADE
 - x = EXIST. GRADE
 - ▽ = HOSE SIB BY E.C. (4)
 - ETR = EXISTING TO REMAIN
 - NEO = NEXT EXISTING GRADE
1. EXISTING EXON OWNED IMPROVEMENTS WHICH ARE NOT REUSED ON THIS PROJECT ARE TO BE REMOVED BY AND BECOME THE PROPERTY OF THE GENERAL CONTRACTOR EXCEPT AS FOLLOWS:
- A. PROPERTY/EQUIPMENT TO BE TRANSFERRED TO EXON STORAGE LOCATION BY E.C. (VERIFY WITH EXON PROJECT ENGINEER!!)
- NOTE
- B. PROPERTY/EQUIPMENT TO BE REMOVED BY OTHERS. (VERIFY WITH EXON PROJECT ENGINEER!!)
2. ALL UTILITY CONNECTIONS ARE TO BE AS PER LOCAL CODE BY E.C.
3. E.C. TO PROVIDE CONDUIT & WIRING TO ALL EXON I.D. SIGNS & CONDUIT ONLY TO PUBLIC TELEPHONE BOOTH.
4. SITE PLAN SUPERSEDES ALL WORKING DRAWINGS.
5. UNLESS OTHERWISE NOTED, ALL PRINT TO BE FURNISHED BY E.C.

ITEM NO.	FURNISHED BY	IMPOSED BY	DESCRIPTION	DRAWING NUMBER
1	BS	BS	BUILDING TYPE 24' x 46' EXON SHOP	5000A, 1-7
2	GC	GC	CAR WASH w/ RECLAIM SYSTEM	5000A, 1-7
3	E	O	CAR WASH EQUIPMENT	1062G, 1-7
4	BS	BS	CANOPY TYPE 48' x 104' CANOPY	5000A, 1-7
5	E	GC	DISPENSING EQUIPMENT 141 PPD-3	5000A, 1-7
6	E	GC	TRANSAC SYSTEM TOWERS	5000A, 1-7
7	E	GC	CANOPY FIXTURE SIGNS (2) WIRING BY E.C.	5000A, 1-7
8	E	GC	YARD AREA - TANKS	1170, 1-2
9	E	GC	FIBERGLASS TANKS FOR MOTOR FUEL 1 1/2" REGULAR 1 1/2" SUPREME	1170, 1-2
10	GC	GC	STP VALVE DETECTORS 1 1/2" 1 1/2"	1170, 1-2
11	GC	GC	FIBERGLASS PRODUCT PIPING AND VENTING LINES	1170, 1-2
12	GC	GC	VAPOR RECOVERY SYSTEM TYPE 18 STAGE II	1170, 1-2
13	GC	GC	ADHESIVE PAVING PER EXON SPECIFICATION DEPTH 1" DEPTH	8002S, 1-2
14	GC	GC	8" CONCRETE W/4" G/S W/F	8002S, 1-2
15	GC	GC	8" CURB WITH 18" BUTTER	8002S, 1-2
16	GC	GC	REINFORCED EXISTING 5" HIGH EVERGREEN CURB	8002S, 1-2
17	GC	GC	DRIVE APPROACH AND DRAINAGE OUTSIDE PROPERTY LINE PER LOCAL CODE	1042, 1-2
18	E	GC	172' NEW YARD LIGHT FIXTURES AND POLES (UNFINISHED)	1042, 1-2
19	GC	GC	8" AIR / WATER / LIGHT	1042, 1-2
20	E	GC	LANDSCAPING E-TITE, 30% G	1100
21	GC	GC	TANK ENCLOSURE	1042, 1-2
22	GC	GC	INSTALL MAJOR 10 SIGN SYSTEM (PAINT BLACK)	1042, 1-2
23	E	GC	12' HIGH 10 SIGN SYSTEM (PAINT BLACK) HEIGHT TYPE POLE H	1100
24	E	GC	1/4" 2018 SHIP (10.20) CAR WASH	
25	GC	GC	5' x 6' x 4' CONCRETE W/ 1" 3" CONDUITS FOR PUBLIC TELEPHONES (2)	
26	GC	GC	RELOCATE EXISTING TRUNK DRAINS	
27	GC	GC	CONCRETE SIDEWALK PER LOCAL SPECIFICATIONS	1062G, 1-7
28	E	GC	CAR WASH 'ENTER' & 'EXIT' SIGNS	1062G, 1-7
29	E	GC	LOCUMEN CLEANERS (2) & TRASH CONTAINERS (2)	8002S, 1-2
30	E	GC	4" THICK PLAIN CONCRETE	



EXXON COMPANY, U.S.A.		A DIVISION OF EXXON CORPORATION		PROJECT NO.
Marketing Department		Real Estate & Engineering		DISC NO.
DATE 1/11/89		SPECIAL EXCEPTIONS PLAN		RAS NO. 2-7172
DRAWN BY R.O.S.		8538 LIBERTY ROAD		DWG. NO. 1 of 3
CHK BY T.J.M.		SECOND ELECTION DISTRICT		
SCALE 1"=10'		RANDALLSTOWN BALTIMORE COUNTY MARYLAND		